BILL GARRETT, Davidson County
Trans:T20170072491 DEEDQC
Recvd: 08/22/17 08:24 3 pgs
Fees:17.00 Taxes:0.00
20170822-0085832

This instrument was prepared by:
DAN PERRY
311 S Royal Oaks Boulevard, Suite 120A
Franklin, Tennessee 37064
(615) 472-2482

PREPARED WITHOUT TITLE OPINION

Property Address and Owner:
Mark and Dorothy Elizabeth (Libba) Miller, Trustees
1213 Dallas Avenue
Nashville, Tennessee 37212

Mail Tax Statement to:
Mark and Dorothy Elizabeth (Libba) Miller, Trustees
1213 Dallas Avenue
Nashville, Tennessee 37212

I, or we, hereby swear or affirm that the actual consideration for the transfer of this property is $0.00.

Affiant

Sworn to and subscribed before me this 2nd day of February 2017.

NOTARY PUBLIC

My Commission Expires: September 10, 2018

JESSICA L BAILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

Map 118-1 and Parcel No.(s): 59

QUITCLAIM DEED

This instrument made and entered into on this the 2nd day of February 2017, by and between Mark Miller and Dorothy Elizabeth (Libba) Miller, hereinafter referred to as SETTLOR, and Mark Miller and Dorothy Elizabeth (Libba) Miller, appearing as Trustee(s) of The Dorothy Gillum Miller and Mark Warren Miller Living Trust, hereinafter referred to as GRANTEE.

WITNESSETH

That for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, Settlors convey and quitclaim unto Grantee, all of Settlors' right, title and interest in and to the following described real estate, lying and being in Davidson County, Tennessee, more particularly bounded and described, to wit:

Being Lot No. 32 and the East 17 ½ feet of Lot No. 31 on the Map of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 and part of Lot No. 31 adjoin and front together 80.0 feet on the south side of Dallas Avenue and run back between parallel lines 130.5 feet to an alley.

Being the same property conveyed to Mark W. Miller by deed dated January 19, 1999 from Daniel E. Strimer of record in Book 11306, page 926, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark W. Miller and Dorothy Elizabeth Miller by deed dated August 1, 2015 from Samuel F. Anderson, Trustee, of record as Instrument No. 20050817-0097830, Register's Office for Davidson County, Tennessee.

TITLE REFERENCE: See Instrument No. 20050817-0097830 in the Register's Office of Davidson County, Tennessee.

Description taken from prior deed.

Subject property is being sold and purchased in "as is condition" with no representation or warranty whatsoever by Settlor as to its condition or fitness for use other than as expressly set forth herein. This deed was prepared without the benefit of a survey and the descriptions herein are the same as in the previous deed of record. The preparer makes no certification as to boundaries of property or number of acres contained herein.

If the above described property is agricultural, forest or open spaced land, and if such property will be converted to use other than that stipulated in TCA 67-5-1001, then pursuant to TCA 26-5-1008 or failure to file Greenbelt Application, the buyers shall be liable for all roll back taxes due.

The parties hereto acknowledge that Dan Perry, Attorney at Law, is not the closing agent for this transaction, pursuant to the provisions of Section 6045(e) of the Internal Revenue. Code, as amended by the Tax Reform Act of 1986.

IN TESTIMONY WHEREOF, Settlors have hereunto set their signatures, this the day and date first above written.

MARK WARREN MILLER

DOROTHY ELIZABETH MILLER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of February 2017, before me personally appeared Mark Warren Miller and Dorothy Elizabeth (Libba) Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

WITNESSED my hand and official seal at office on this the 2nd day of February 2017.

NOTARY PUBLIC

My Commission Expires: September 10 2018

JESSICA L. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018